PROPERTY SUMMARY

PROPERTY:	**Prairie Plaza**
LOCATION:	3901-3921 Long Prairie Road, Flower Mound, TX 75028
CONCEPTUAL VIDEO:	Conceptual Video Fly-Over
TYPE:	Retail / Office / Medical Office Development
ZONING:	O – Commercial
AVAILABILITY:	+/- 1478 SF. – shell condition
POTENTIAL USE:	Medical Office / Retail / Professional Office / Salon / Spa
ALLOWED USES:	Click Link To View
DELIVERY DATE:	Immediately
LAND:	Entire Office/Retail development is 5 acres.
LANDLORD WORK:	Landlord will install the Needed HVAC for the space in addition to Tenant Improvement Allowance.
FRONTAGE/ACCESS:	Long Prairie Road (FM 2499)
VISIBILITY:	Highly visible over 80,000 vehicles per day
UTILITIES:	Each space is separately metered
TAXES:	Tax Parcel IS#: R7264 (DCAD)
LEASE RATE:	3917 $18/SF + NNN
TERMS:	Negotiable
LISTED:	LoopNet, CoStar, many websites
COMMENTS:	Located at the busiest intersection in Flower Mound, TX, just north of the FM 1171 and fronting FM 2499. This intersection sees over 80K vehicles per day. The site is directly across the street from Market Street Grocery and the new Flower Mound Riverwalk, and less than one-half mile from the new Presbyterian Hospital. Key tenants are a dental office, veterinary services and medical professionals related to the hospital and professional services such as real estate, attorneys and executive office tenants.
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